

7770

**Partial Alley Closure
Square 3594, Lots 1, 3, 4, 800
(411 New York Avenue Holdings, LLC)**

Bound by New York Avenue, 4th Street, Penn Street, NE

District of Columbia Department of Consumer and Regulatory Affairs

Comments to the Council of the District of Columbia

Commission meeting date: April 7, 2016

NCPC review authority: Approval of Comments to the Council of District of Columbia on Street and Alley Closings D.C. Code § 9-202.02

Applicant request: Approval of comments to the Council of the District of Columbia

Delegated / consent / open / executive session: Delegated

NCPC Review Officer: M. Weil

NCPC File number: 7770

Project summary:

The government of the District of Columbia, Department of Consumer and Regulatory Affairs, Office of the Surveyor has referred an application for the proposed partial closure of the public alley in Square 3594 for review and comment by NCPC on behalf of 411 New York Avenue Holdings, LLC. The subject alley is situated in Square 3594, abutting Lots 1, 3, 4, and 800. The Square is located in the northeastern quadrant of Washington DC, bounded by New York Avenue, 4th Street, Penn Street, NE and by the National Park Service's Brentwood Park Maintenance Facility. The public alley has an estimated total land area of approximately 4,840 square feet. Abutting uses to the alley include an older, 3-story, commercial building on Lot 1; a 2-story, commercial building on Lot 3; a new 7-story hotel (under construction) on Lot 4; and an older, vacant, 4-story commercial building on Lot 800. The public alley provides vehicular access to each of these commercial lots.

The application seeks a partial closure of the alley (approximately 7.14 x 140 feet, which equals 1,000 square feet) abutting the southern edge of the Applicant's property (Lot 800) to increase the size of the property to 15,000 total square feet, which would allow the processing of Zoning Commission Case No. 15-19 to re-develop the property with an 11-story hotel, with subsidized arts and studio spaces. Following approval of the partial alley closure, the Applicant will return the closed portion of the alley to DDOT through a public easement to allow continued use by the public and abutting uses for access purposes, and enter into an agreement with DDOT to allow the District to maintain the closed portion. If the proposed hotel building is removed in the future, then the closed section of alley will fully revert back to public right-of-way.















